



PROUD HISTORY  
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## NOTICE OF PUBLIC HEARING AVISO DE AUDIENCIA PÚBLICA

*City of Springfield and Lane County Planning Commissions*

**DATE AND TIME:** Wednesday, February 17, 2010 at 7:00 pm

**PLACE:** Springfield City Hall Library Meeting Room  
at 225 Fifth Street, Springfield, Oregon

**PROPOSAL:** The Planning Commissions will hold a public hearing regarding the co-adoption of Eugene-Springfield Metro Plan Amendment, Springfield Case Number LRP2009-00014, Lane County File Number PA 09-6018: Co-adopt **Springfield 2030 Refinement Plan** text and diagrams implementing HB 2007 Or Laws Chapter 650 (HB 3337) and ORS 197.295 to 197.314, establishing a separate urban growth boundary, demonstrating that Springfield's comprehensive plan provides sufficient buildable lands within an urban growth boundary established pursuant to statewide planning goals to accommodate estimated needs for 20 years, and adopting related goals, objectives, findings, policies, designations, measures, analyses, determinations, and inventories.

**You are receiving this notice because your property may be affected by one or more of the following:**

- A. The proposed action will adopt a new plan diagram (map) for Springfield that refines the generalized Metro Plan diagram. The new map depicts land use designations (residential, commercial, industrial, etc.) with a higher degree of specificity than the Metro Plan. Your property is located near a land use district boundary and this map will establish clear boundaries between districts.
- B. The proposed plan diagram refines the generalized location of the Urban Growth Boundary (UGB) and your property is adjacent to or is bisected by the UGB.
- C. Springfield is studying potential locations for a possible expansion of the UGB.
- D. Springfield has conducted an analysis of properties where the zoning does not match the plan designation (plan-zone conflicts). The City is required to rectify these situations as we update the plan. The City is proposing to resolve these plan-zone conflicts at no cost to you.

**Podemos ayudarle en español . Visite nuestro sitio web en <http://www.ci.springfield.or.us/dsd/Planning/index.htm> para buscar información más detallada acerca de las propuestas y para ver un mapa.**

**NOTICE REQUIRED BY STATE LAW**

**THIS IS TO NOTIFY YOU THAT THE CITY OF SPRINGFIELD HAS PROPOSED A LAND USE REGULATION THAT MAY AFFECT THE PERMISSIBLE USES OF YOUR LAND PROPERTY AND OTHER PROPERTIES.** Ref. ORS 227.186(5)(a)

The City has determined that adoption of this Metro Plan Amendment may affect the permissible uses of your property and other properties in the affected zone, and may change the value of your property. Ref. ORS 227.186(5)(b).

### To Learn More About These Proposals

1. Come to a **Public Open House** on Wednesday, February 3, 2010 from 5-7 pm or Thursday, February 4, 2010 from 4-7 pm in the Library Meeting Room at City Hall, 225 Fifth Street, Springfield Oregon. This is an opportunity to learn more about these proposals, to ask questions and provide input. Please bring this entire notice with you to help identify your property.
2. Visit our website at <http://www.ci.springfield.or.us/dsd/Planning/index.htm>. to look up more detailed information about the proposals and to view a map.

3. The proposals are available for inspection at the Development Services Department, Springfield City Hall, 225 Fifth Street, Springfield Oregon 97477, Monday-Friday 8am-noon and 1-3 pm. Copies are available at reasonable cost. Please bring this entire notice with you to help identify your property.
4. The proposals are available for inspection at the Springfield Public Library Reference Desk, 225 Fifth Street, Springfield Oregon 97477. Hours: Monday-Tuesday, 10 am to 8 pm; Wednesday, 10 am to 6 pm; Thursday, Noon to 6 pm; Friday-Saturday, Noon to 5 pm; Sunday – Closed.
5. Call the Development Services Department at (541) 726-3753.

**Explanation of the Proposals - LRP2009-00014.** The Property Owner is further advised that:

1. The above description of these proposals and its effects, if any, on property may change prior to adoption, as the hearing body takes into account testimony and evidence from the public and City staff. You are encouraged to attend the public hearing because revisions to the proposed ordinance are possible.
2. The language in the above notice regarding how these ordinances may affect your property is required by statute. The City has not determined that these particular applications will reduce the value of your property. Proposed changes may reduce or increase your property value, depending upon various factors.
3. At the public hearing, the Planning Commissions will be asked to forward recommendations to the Springfield City Council and Lane County Board of Commissioners, who will conduct a second hearing following the joint Springfield/Lane County Planning Commissions' public hearings. No additional mailed notice will be sent unless you either appear at the time of the Planning Commissions' public hearing and file a written request for notice or submit a written request in person or by mail to the Springfield Planning Commission, Attn: Brenda Jones, 225 Fifth Street, Springfield, OR 97477 prior to the Planning Commissions' decision and request notice of the public hearing before the City Council and the Board. A tentative date for the joint City Council/Board of Commissioner's public hearing will be determined and announced during the Planning Commissions' public hearings.

**MAP AND TAX LOTS: (Insert map and tax lot associated with address)**



City of Springfield  
Planning Department  
225 Fifth Street  
Springfield, Oregon 97477

**NOTICE ADDRESS**